

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
January 15, 2025

Approved
February 19, 2025

A. Call to Order and Roll Call

Acting Chair and Member Patrick Hammer called the January 15, 2025 regular meeting of the Board of Zoning and Building Appeals to order at 6:30 p.m. in the Council Chambers of Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Members Patrick Hammer, Robert Knackert, Steve Rekowski and Ryan Ross. Excused Chair Patrick Leon. Absent was Member Ken Humont. Also present was Associate Planner Luke Hamill and Associate Planner Nick Fuchs.

B. Approval of Minutes

1. Approval of regular meeting minutes of December 18, 2024.

Member Rekowski moved and Member Ross seconded approval of the minutes as presented. All voted 'aye', motion carried (4-0-2).

C. Public Hearing Matters:

1. CASE NO. 2025-01: PAIGE BAFUS.

Minor Variance

8307-8309 South Lovers Lane Road.

Associate Planner Nick Fuchs presented this Minor Variance request. Applicant, Paige Bafus was present.

The Official Notice of Public Hearing was read into the record by Associate Planner Hamill and the Public Hearing was opened at 6:35 and closed at 6:35 p.m..

Member Ross moved and Member Knackert seconded a motion to approve a Minor Variance from Section 15-3.0802E.2.e. of the Unified Development Ordinance to allow a fence to be located within the corner side yard and rear yard abutting a street upon property located at 8307-8309 South Lovers Lane Road, pursuant to the findings and factors as presented by the applicant. Upon voice vote, all voted 'aye'. Motion carried (4-0-2).

2. CASE NO. 2025-02: JOHN AND LINDA KUPCHO

Minor Variance

11835 West Rawson Avenue

Associate Planner Nick Fuchs presented this Variance request. Applicants, John and Linda Kupcho were present.

The Official Notice of Public Hearing was read into the record by Associate Planner Hamill and the Public Hearing was opened at 6:39 and closed at 6:39 p.m..

Member Ross moved and Member Knackert seconded a motion to approve a Variance from Table 15-3.0202 of the Unified Development Ordinance to construct a 240 square foot accessory structure, upon property located at 11835 West Rawson Avenue, with a 6-foot setback from the side and rear property lines, opposed to the minimum side yard setback of 20-feet and rear yard setback of 30-feet of the R-2 Estate Single-Family Residence District, pursuant to the findings and factors as presented by the applicant. Upon voice vote, all voted 'aye'. Motion carried (4-0-2).

3. CASE NO. 2025-03: DLAPA

Minor Variance

11447-11449 West Rawson Avenue

Associate Planner Luke Hamill presented this Variance request. Applicants, Christeen and Stephanie Dlapa were present.

The Official Notice of Public Hearing was read into the record by Associate Planner Hamill and the Public Hearing was opened at 6:44 and closed at 6:47 p.m..

Member Rekowski moved and Member Knackert seconded a motion to approve a Minor Variance from Section 15-3.0802E.2.e. of the Unified Development Ordinance to allow a fence to be located within the corner side yard and upon property located at 11447-11449 West Rawson Avenue, pursuant to the findings and factors as presented by the applicant. Upon voice vote, all voted 'aye'. Motion carried (4-0-2).

D. Business Matters:

1. None.

E. Announcement

The next meeting of the Board of Zoning and Building Appeals is tentatively scheduled for February 19, 2025. No action needed, none taken.

F. Adjournment

Member Ross moved and Member Knackert seconded to adjourn the meeting at 6:51 pm. On voice vote, all voted 'aye', motion carried (4-0-2).